

**RESOLUTION NO. 10-05**

**A RESOLUTION  
ACCEPTING A PETITION FOR ANNEXATION, MAKING CERTAIN FINDINGS,  
DETERMINING THAT PROPERTY KNOWN AS THE**

**GRIFFITH ANNEXATION**

**LOCATED AT 2969 B 1/2 ROAD AND INCLUDING A PORTION  
OF B 1/2 ROAD RIGHT-OF-WAY  
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 1<sup>ST</sup> day of December, 2004, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

**GRIFFITH ANNEXATION**

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of the NW 1/4 SE 1/4 of said Section 29 and assuming the East line of the NW 1/4 SE 1/4 of said Section 29 bears S 00°06'50" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°06'50" E along the East line of the NW 1/4 SE 1/4 of said Section 29, a distance of 658.34 feet; thence S 89°52'02" W along the North line of Chipeta Golf Course, as same is recorded in Plat Book 15, Pages 197 and 198, Public Records of Mesa County, Colorado, a distance of 264.00 feet; thence N 00°06'50" W a distance of 658.32 feet, more or less, to a point on the North line of the NW 1/4 SE 1/4 of said Section 29; thence N 89°51'47" E along the North line of the NW 1/4 SE 1/4 of said Section 29, a distance of 99.00 feet; thence N 00°08'13" W a distance of 40.00 feet; thence N 89°51'47" E along the South line of Pine Glen Subdivision, as same is recorded in Plat Book 14, Page 359, Public Records of Mesa County, Colorado, a distance of 165.02 feet, more or less, to a point on the East line of the SW 1/4 NE 1/4 of said Section 29; thence S 00°06'06" E along the East line of the SW 1/4 NE 1/4 of said Section 29, a distance of 40.00 feet, more or less, to the Point of Beginning.

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a

hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 5<sup>th</sup> day of January, 2005, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this 5<sup>th</sup> day of January, 2005.

/s/ Bruce Hill  
President of the Council

Attest:

/s/ Stephanie Tuin  
City Clerk